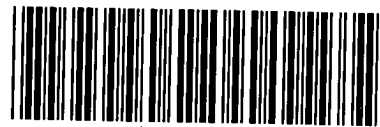


REGISTERED COMPANY NUMBER: 08349936 (England and Wales)
REGISTERED CHARITY NUMBER: 1151919

**REPORT OF THE TRUSTEES AND
UNAUDITED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2019
FOR**

WYMERING MANOR TRUST

TUESDAY



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WYMERING MANOR TRUST
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FOR THE YEAR ENDED 31 MARCH 2019

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WYMERING MANOR TRUST
REPORT OF THE TRUSTEES
FOR THE YEAR ENDED 31 MARCH 2019

The trustees who are also directors of the charity for the purposes of the Companies Act 2006, present their report with the financial statements of the charity for the year ended 31 March 2019. The trustees have adopted the provisions of Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2015).

OBJECTIVES AND ACTIVITIES

Objects and Aims

The objects of the charity are specifically to preserve for the benefit of the people of the City of Portsmouth in Hampshire and of the nation, the historic building known as Wymering Manor.

Activities

The Trust's primary activity is to restore and regenerate Wymering Manor, which had fallen into a poor state in 40 years of public ownership. The Manor is currently unoccupied. The freehold interest in the property has been transferred to the Trust. Wymering Manor is a Grade II* Listed building in an economically and socially deprived area of the City of Portsmouth. Wymering Manor is the oldest residential building in the City of Portsmouth, the existence of the Manor was first recorded in the Domesday Book. The building's timber frame has been dendrodated to 1582 and it has been adapted and extended in subsequent centuries. The structure contains two hiding places for Catholic priests, fine timberwork from Bold Hall in Lancashire, and additions from its occupation by a religious community linked to the adjacent church of St Peter and St Paul. It is associated with important figures such as Admiral Francis Austen (brother of Jane). The Trust facilitates educational institutions being involved in the restoration and conservation of the Manor and in establishing sustainable new uses for it. The Trust records the restoration process as a learning tool and also provides historical and architectural information or guides about the Manor in various forms such as leaflets or on our website. The Trust is continuing to conserve the Manor in order to provide sustainable new uses of benefit to the community.

Public benefit

In accordance with the requirements of the Charities Act 2011 and the associated Charities (Accounts and Reports) Regulations 2008, the trustees confirm that they have complied with their duties to have due regard to the guidance on public benefit as published by the Charity Commission, in exercising their powers and duties in the year under review.

ACHIEVEMENTS

This year has been one of consolidation following our unsuccessful bid for funding to HLF at the end of the last financial year. It was acknowledged that we had a strong bid by HLF therefore we needed to re-group and assess what should be retained and what needed enhancement or completely changing in the face of an evolving funding environment.

This has taken time to develop and since the year end we have agreed to recruit a project co-ordinator to assist the trustee directors pull together all of the information we already have as well as identify what else we need to be doing and also evaluating other possible future uses for the Manor.

Whilst we have been working on the strategic aspects of the Trust the operational use of the Manor has been thriving with many events were held. These helped with raising funds and engaging the local community and educational organisations.

We have also continued to maintain the building to prevent the fabric of the building deteriorating further.

FUTURE PLANS

The Trust plans to:

- move forward with the funding applications to allow the Trust to move the conservation project forward on a piecemeal basis.
- appoint a project co-ordinator to take the above forward; and
- continue to cover day to day operating costs by running open days and events at the Manor.

WYMERING MANOR TRUST
REPORT OF THE TRUSTEES
FOR THE YEAR ENDED 31 MARCH 2019

VOLUNTEERS

The trustee directors wish to place on record their immense gratitude to the many volunteers who have worked with the Trust during the year. Without them it would not have been possible to have opened up the Manor to the local community for tours and events. Volunteers have carried out many hours of work in the following areas:

- maintenance of the Manor - cleaning, painting, etc
- gardening
- undertaking tours

FINANCIAL REVIEW

Overview

The Trust overall has made a surplus of £2,845 (2018: £701). The surplus on unrestricted funds is due to the Trust being able to open the Manor for tours and events.

The Trust's main expenditure has been for security, utilities and maintenance.

Investment Policy

The Trust has no excess cash balances at present and therefore has no investments. In the event of the charity having funds to invest the trustee directors will consider the options, taking independent financial advice where necessary. The trustee directors' policy will be to use low risk investments with the best income generating possibilities.

Reserves Policy

The trustees have examined the charity's requirements for reserves in light of the main risks to the organisation. The trustees have established a policy whereby the unrestricted funds not committed or invested in tangible fixed assets held by the charity should be between 3 and 6 months of the expenditure. Budgeted expenditure for 2019/20 is £20,000.

Based on the budget for 2019/20, the Trust's free reserves target is at least £5,000. The Trust determines free reserves as total unrestricted funds less book value of functional fixed assets held within unrestricted funds. The present level of free reserves is £5,097 (2018: £931) and are therefore considered to meet the trustee directors reserves policy.

The charity has focussed on having sufficient free reserves to meet the reserves policy and are very pleased that this has now been achieved.

WYMERING MANOR TRUST
REPORT OF THE TRUSTEES
FOR THE YEAR ENDED 31 MARCH 2019

STRUCTURE, GOVERNANCE AND MANAGEMENT

Governing document

The charity was incorporated under the Companies Act 2006 on 7 January 2013, as a company limited by guarantee and is governed by its Memorandum and Articles of Association. In the event of the company being wound up members are required to contribute an amount not exceeding £10.

Recruitment and appointment of new trustees

The directors of the company are also charity trustees for the purpose of charity law. Under the requirements of the Memorandum and Articles of Association the directors are elected to serve for an indefinite period and at each annual general meeting one third of the trustees are subject to retirement by rotation or, if their number is not 3 or a multiple of 3, the number nearest to one third shall retire from office. Trustees retiring from office by rotation are eligible for re-election. New trustees are recommended by the trustees for appointment at the annual general meeting or nominated by a member. However, the charity may by ordinary resolution appoint a person willing to act to be a trustee either to fill a vacancy or as an additional trustee. The trustee appointed will hold office until the following annual general meeting and then they will be formally appointed. The minimum number of trustee directors the charitable company can have is three and the maximum is twelve.

All directors give their time voluntarily and receive no benefits from the charity.

There is a broad mix of skills amongst the trustee directors which serves the charity well although the Board regularly assesses the skills mix of the Board to identify any areas where recruitment of new trustees is desirable.

Introduction and training of new trustees

Those wishing to become a trustee director are invited to attend a Board meeting and are provided with background information about the charity. Once appointed, the new trustee director is given copies of relevant documents i.e. Memorandum and Articles of Association. Training is available to trustee directors when required.

Organisation structure

The trustee directors meet monthly and are responsible for the strategic direction and policy of the charity. At present the Trust has no employees and is reliant on the Board and a broad range of volunteers to manage the day to day operation of the charity.

Wider networks and related parties

The Trust is not a member of wider network and nor were there any transactions with related parties undertaken during the period.

Risk management

The trustees have conducted a review of the major risks to which the charity is exposed. Where appropriate systems or procedures have been established to mitigate the risks the charity faces.

REFERENCE AND ADMINISTRATIVE DETAILS

Registered Company number

08349936 (England and Wales)

Registered Charity number

1151919

Registered office

C/O The Vicarage
Medina Road
Portsmouth
Hampshire
PO6 3NH

WYMERING MANOR TRUST
REPORT OF THE TRUSTEES
FOR THE YEAR ENDED 31 MARCH 2019

REFERENCE AND ADMINISTRATIVE DETAILS

Trustees

D Bourne
M Chipps
C Clark
K Fletcher
B French (Chair)
C Haskell
A Mason
P Mordaunt
R Wood

Independent examiner

Mr J B Pache FCA
104 Northern Parade
Portsmouth
Hampshire
PO2 9LN

Bankers

The Co-operative Bank plc
PO Box 250
Skelmersdale
WN8 6WT

Approved by order of the board of trustees on 30 December 2019 and signed on its behalf by:



D Bourne - Trustee Director

INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF WYMERING MANOR TRUST

Independent examiner's report to the trustees of Wymering Manor Trust ('the Company')

I report to the charity trustees on my examination of the accounts of the Company for the year ended 31 March 2019.

Responsibilities and basis of report

As the charity's trustees of the Company (and also its directors for the purposes of company law) you are responsible for the preparation of the accounts in accordance with the requirements of the Companies Act 2006 ('the 2006 Act').


Having satisfied myself that the accounts of the Company are not required to be audited under Part 16 of the 2006 Act and are eligible for independent examination, I report in respect of my examination of your charity's accounts as carried out under section 145 of the Charities Act 2011 ('the 2011 Act'). In carrying out my examination I have followed the Directions given by the Charity Commission under section 145(5) (b) of the 2011 Act.

Independent examiner's statement

I have completed my examination. I confirm that no matters have come to my attention in connection with the examination giving me cause to believe:

1. accounting records were not kept in respect of the Company as required by section 386 of the 2006 Act; or
2. the accounts do not accord with those records; or
3. the accounts do not comply with the accounting requirements of section 396 of the 2006 Act other than any requirement that the accounts give a true and fair view which is not a matter considered as part of an independent examination; or
4. the accounts have not been prepared in accordance with the methods and principles of the Statement of Recommended Practice for accounting and reporting by charities [applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102)].

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in this report in order to enable a proper understanding of the accounts to be reached



Mr J B Pache FCA
104 Northern Parade
Portsmouth
Hampshire
PO2 9LN

Date: 30 December 2019

WYMERING MANOR TRUST

**STATEMENT OF FINANCIAL ACTIVITIES
(INCORPORATING AN INCOME AND EXPENDITURE ACCOUNT)
FOR THE YEAR ENDED 31 MARCH 2019**

				31.3.19	31.3.18
		Unrestricted	Restricted	Total funds	Total funds
	Notes	funds	fund		
		£	£	£	£
INCOME AND ENDOWMENTS FROM					
Donations and legacies	2	13,804	-	13,804	9,155
Charitable activities	4				
Preservation of Wymering Manor		-	-	-	11,872
Investment income	3	-	-	-	-
Total		13,804	-	13,804	21,027
 EXPENDITURE ON					
Charitable activities	5				
Preservation of Wymering Manor		10,959	-	10,959	20,326
NET INCOME		2,845	-	2,845	701
 RECONCILIATION OF FUNDS					
Total funds brought forward		205,170	-	205,170	204,469
 TOTAL FUNDS CARRIED FORWARD		<u>208,015</u>	<u>-</u>	<u>208,015</u>	<u>205,170</u>

The notes form part of these financial statements

WYMERING MANOR TRUST

BALANCE SHEET AT 31 MARCH 2019

	Notes	31.3.19 £	31.3.18 £
FIXED ASSETS			
Tangible assets	12	202,918	204,239
CURRENT ASSETS			
Debtors	13	-	2,674
Cash at bank and in hand		<u>5,392</u>	<u>5,012</u>
		5,392	7,686
CREDITORS			
Amounts falling due within one year	14	(295)	(6,755)
NET CURRENT ASSETS		<u>5,097</u>	<u>931</u>
TOTAL ASSETS LESS CURRENT LIABILITIES		<u>208,015</u>	<u>205,170</u>
NET ASSETS		<u>208,015</u>	<u>205,170</u>
FUNDS	16		
Unrestricted funds		208,015	205,170
Restricted funds		-	-
TOTAL FUNDS		<u>208,015</u>	<u>205,170</u>

The notes form part of these financial statements

WYMERING MANOR TRUST
BALANCE SHEET - CONTINUED
AT 31 MARCH 2019

The charitable company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 31 March 2019.

The members have not required the charitable company to obtain an audit of its financial statements for the year ended 31 March 2019 in accordance with Section 476 of the Companies Act 2006.

The trustees acknowledge their responsibilities for

- (a) ensuring that the charitable company keeps accounting records that comply with Sections 386 and 387 of the Companies Act 2006 and
- (b) preparing financial statements which give a true and fair view of the state of affairs of the charitable company as at the end of each financial year and of its surplus or deficit for each financial year in accordance with the requirements of Sections 394 and 395 and which otherwise comply with the requirements of the Companies Act 2006 relating to financial statements, so far as applicable to the charitable company.

These financial statements have been prepared in accordance with the special provisions of Part 15 of the Companies Act 2006 relating to small charitable companies.

The financial statements were approved and authorised for issue by the Board of Trustees on 30 December 2019 and were signed on its behalf by:



D Bourne - Trustee Director

WYMERING MANOR TRUST

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2019

1. ACCOUNTING POLICIES

Basis of preparing the financial statements

The financial statements of the charitable company, which is a public benefit entity under FRS 102, have been prepared in accordance with the Charities SORP (FRS 102) 'Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2015)', Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland and the Companies Act 2006. The financial statements have been prepared under the historical cost convention.

Income

Voluntary income including donations, gifts and legacies and grants that provide core funding or are of a general nature are recognised where there is entitlement, the receipt is probable and the amount can be measured with sufficient reliability.

Investment income is recognised on a receivable basis.

Income from charitable activities includes income received under contract or where entitlement to grant funding is subject to specific performance conditions. Such income is only deferred when:

- the donor specifies that the grant or donation must only be used in future accounting periods; or
- the donor has imposed conditions which must be met before the charity has unconditional entitlement.

Volunteers and donated services

The value of services provided by volunteers is not incorporated into these financial statements.

Where goods or services are provided to the charity as a donation that would normally be purchased from suppliers, these contributions are included in the financial statements at an estimate based on the value of the contribution to the charity.

Expenditure

Expenditure is recognised when a liability is incurred. Contractual arrangements are recognised as goods or services are supplied.

- Costs of raising funds are those costs incurred in attracting voluntary income.
- Charitable activities include expenditure associated with preserving Wymering Manor. Charitable activities include both the direct costs and support costs relating to these activities.
- Support and Governance costs include central functions and have been allocated to activities on a basis consistent with the use of resources.

Irrecoverable VAT

All resources expended are classified under activity headings that aggregate all costs related to the category. Irrecoverable VAT is charged against the category of resources expended for which it was incurred.

WYMERING MANOR TRUST

NOTES TO THE FINANCIAL STATEMENTS - CONTINUED FOR THE YEAR ENDED 31 MARCH 2019

1. ACCOUNTING POLICIES - continued

Tangible fixed assets

Depreciation is provided at the following annual rates in order to write off each asset over its estimated useful life.

Buildings	- 2% on cost
Fixtures and fittings	- 20% on cost

Freehold land is not depreciated.

Individual fixed assets costing £250 or more are capitalised at cost.

Taxation

The charity is exempt from corporation tax on its charitable activities.

Fund accounting

Unrestricted funds can be used in accordance with the charitable objectives at the discretion of the trustees.

Restricted funds can only be used for particular restricted purposes within the objects of the charity. Restrictions arise when specified by the donor or when funds are raised for particular restricted purposes.

Further explanation of the nature and purpose of each fund is included in the notes to the financial statements.

2. DONATIONS AND LEGACIES

	31.3.19	31.3.18
	£	£
Donations	<u>13,804</u>	<u>9,155</u>

3. INVESTMENT INCOME

	31.3.19	31.3.18
	£	£
Deposit account interest	<u>-</u>	<u>-</u>

4. INCOME FROM CHARITABLE ACTIVITIES

	Activity	31.3.19	31.3.18
		£	£
Grants	Preservation of Wymering Manor	<u>-</u>	<u>11,872</u>

Grants received, included in the above, are as follows:

	31.3.19	31.3.18
	£	£
The Architectural Heritage Fund	-	5,936
The Pilgrim Trust	<u>-</u>	<u>5,936</u>
	<u>-</u>	<u>11,872</u>

WYMERING MANOR TRUST

**NOTES TO THE FINANCIAL STATEMENTS - CONTINUED
FOR THE YEAR ENDED 31 MARCH 2019**

5. CHARITABLE ACTIVITIES COSTS

	Direct costs (See note 6) £	Support costs (See note 7) £	Totals £
Preservation of Wymering Manor	<u>10,077</u>	<u>882</u>	<u>10,959</u>

6. DIRECT COSTS OF CHARITABLE ACTIVITIES

	31.3.19 £	31.3.18 £
Professional fees	810	13,122
Insurance	185	179
Security costs	3,585	2,335
Utilities costs	3,052	1,777
Maintenance and repairs	1,124	593
Depreciation	<u>1,321</u>	<u>1,321</u>
	<u>10,077</u>	<u>19,327</u>

7. SUPPORT COSTS

	Management £	Governance costs £	Totals £
Preservation of Wymering Manor	<u>869</u>	<u>13</u>	<u>882</u>

Support costs, included in the above, are as follows:

Management

	31.3.19 Preservation of Wymering Manor £	31.3.18 Total activities £
General expenses	<u>869</u>	<u>986</u>

Governance costs

	31.3.19 Preservation of Wymering Manor £	31.3.18 Total activities £
Independent examiner's fees	-	-
Legal and professional fees	<u>13</u>	<u>13</u>
	<u>13</u>	<u>13</u>

WYMERING MANOR TRUST

**NOTES TO THE FINANCIAL STATEMENTS - CONTINUED
FOR THE YEAR ENDED 31 MARCH 2019**

8. NET INCOME/(EXPENDITURE)

Net income/(expenditure) is stated after charging/(crediting):

	31.3.19	31.3.18
	£	£
Depreciation - owned assets	<u>1,321</u>	<u>1,321</u>

9. TRUSTEES' REMUNERATION AND BENEFITS

There were no trustees' remuneration or other benefits for the year ended 31 March 2019 (31.3.18: none).

Trustees' expenses

During the year no trustee was reimbursed for out of pocket expenses (31.3.18: none).

10. STAFF COSTS

The charity had no employees in the year and therefore no employee received emoluments in excess of £60,000 (31.3.18: none).

11. COMPARATIVES FOR THE STATEMENT OF FINANCIAL ACTIVITIES

	Unrestricted funds £	Restricted fund £	Total funds £
INCOME AND ENDOWMENTS FROM			
Donations and legacies	9,155	-	9,155
Charitable activities			
Preservation of Wymering Manor	-	11,872	11,872
Investment income	<u>-</u>	<u>-</u>	<u>-</u>
Total	9,155	11,872	21,027
 EXPENDITURE ON			
Charitable activities			
Preservation of Wymering Manor	<u>8,454</u>	<u>11,872</u>	<u>20,326</u>
Total	<u>8,454</u>	<u>11,872</u>	<u>20,326</u>
 NET INCOME/(EXPENDITURE)	701	-	701
 RECONCILIATION OF FUNDS			
Total funds brought forward	<u>204,469</u>	<u>-</u>	<u>204,469</u>
 TOTAL FUNDS CARRIED FORWARD	<u>205,170</u>	<u>-</u>	<u>205,170</u>

WYMERING MANOR TRUST

**NOTES TO THE FINANCIAL STATEMENTS - CONTINUED
FOR THE YEAR ENDED 31 MARCH 2019**

12. TANGIBLE FIXED ASSETS

	Freehold land and buildings £	Fixtures and fittings £	Totals £
COST			
At 1 April 2018	200,000	8,528	208,528
Additions	-	-	-
At 31 March 2019	<u>200,000</u>	<u>8,528</u>	<u>208,528</u>
DEPRECIATION			
At 1 April 2018	-	4,289	4,289
Charge for year	-	<u>1,321</u>	<u>1,321</u>
At 31 March 2019	-	<u>5,610</u>	<u>5,610</u>
NET BOOK VALUE			
At 31 March 2019	<u>200,000</u>	<u>2,918</u>	<u>202,918</u>
At 31 March 2018	<u>200,000</u>	<u>4,239</u>	<u>204,239</u>

Included within freehold land and buildings above is land of £200,000 which is not depreciated.

13. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	31.3.19 £	31.3.18 £
Accrued income	-	2,674
Other debtors	-	-
	<u>-</u>	<u>2,674</u>

14. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	31.3.19 £	31.3.18 £
Trade creditors	-	-
Other creditors	<u>295</u>	<u>6,755</u>
	<u>295</u>	<u>6,755</u>

WYMERING MANOR TRUST

NOTES TO THE FINANCIAL STATEMENTS - CONTINUED FOR THE YEAR ENDED 31 MARCH 2019

15. ANALYSIS OF NET ASSETS BETWEEN FUNDS

	Unrestricted funds £	Restricted fund £	31.3.19 Total funds £	31.3.18 Total Funds £
Fixed assets	202,918	-	202,918	204,239
Current assets	5,392	-	5,392	7,686
Current liabilities	(295)	-	(295)	(6,755)
	<u>208,015</u>	<u>-</u>	<u>208,015</u>	<u>205,170</u>

16. MOVEMENT IN FUNDS

	At 1.4.18 £	Net movement in funds £	Transfers between funds £	At 31.3.19 £
Unrestricted funds				
General fund	<u>205,170</u>	<u>2,845</u>	<u>-</u>	<u>208,015</u>
Restricted funds				
The Architectural Heritage Fund	-	-	-	-
The Pilgrim Trust	-	-	-	-
	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>

Net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Net movement in funds £
Unrestricted funds			
General fund	<u>13,804</u>	<u>10,959</u>	<u>2,845</u>
Restricted funds			
The Architectural Heritage Fund	-	-	-
The Pilgrim Trust	-	-	-
	<u>-</u>	<u>-</u>	<u>-</u>

17. RELATED PARTY DISCLOSURES

There were no related party transactions for the year ended 31 March 2019.

18. ULTIMATE CONTROLLING PARTY

The charitable company is under the control of its trustees. No one trustee has control of the charitable company.

19. SHARE CAPITAL AND LIABILITY OF MEMBERS

The charitable company is a company limited by guarantee and its members have undertaken to contribute to the assets of the company in the event of it being wound such amounts as may be required not exceeding £10.